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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY XX

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July 7, 2011

VIA HAND DELIVERY

Mr. Marc C. LaFerrier, AICP
Director, Department of Planning & Zoning
111 NW First Street, 11th Floor
Miami, Florida 33128

RE: Quisquella Restaurant, Inc. / Letter of Intent

Dear Mr. LaFerrier:

This shall constitute our letter of intent in support of the accompanying zoning application by Quisquella Restaurant, Inc. (the "Applicant"), for a non-use variance of the requirements of Section 33-151 (g) of the Code of Miami-Dade County to permit the sale of alcoholic beverages Monday through Saturday until 4:00 AM at the existing restaurant which is located at ~~9505~~ ⁹⁵¹³ NW 27th Avenue (the "Property").

The Applicant has successfully operated the restaurant for years. The restaurant caters to residents and workers in this area of the County. While many in the area routinely choose the restaurant as a place to gather with their families for meals and other family celebrations, the Applicant seeks to expand the hours during which it may serve alcoholic beverages in connection with meals to better cater to the needs of those of its patrons who are unable to maintain a regular work schedule (i.e., split shifts and late night shifts). The hours during which alcoholic beverages would be served on Sundays would remain as permitted in the Code. No consumption of purchased alcoholic beverages off the premises would be permitted by virtue of the nature of the restaurant's alcoholic beverage license. The Property is zoned BU-2 and is located on a significant commercial corridor in this area of the County, which provides ease of access and an appropriate location for the expanded hours.

When considering the Application in light of the commercial character of the area, it is clear that the requested non-use variance will maintain the basic intent and purpose of the zoning regulations (i.e., to protect the general welfare of the public particularly as it affects the stability and appearance of the community), will be compatible with the present and future development of the area, which is predominantly commercial in nature, and will not be detrimental to the community. On the contrary, the approval of the expanded hours will help the Applicant enhance its service to its loyal customers.

Mr. Marc C. LaFerrier, AICP
July 6, 2011
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Based on the foregoing, the Applicant respectfully requests the Department's favorable consideration of the Application. As always, should you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,

HOLLAND & KNIGHT LLP

Juan J. Mayol, Jr.

JJM:sf

Enclosures

